

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



75 Marshall Avenue

Bognor Regis, PO21 2TR

£485,000

NO CHAIN. FAMILY HOME. SCOPE FOR IMPROVEMENT. CENTRAL LOCATION. Benefits include: porch; entrance hall; fitted kitchen / breakfast room with access door to side of property; living room with bay window and fireplace; dining room with fireplace and doors to lean-to, opening onto rear garden, plus door to study with door to integral garage; cloakroom; four good-sized bedrooms, one with ensuite shower room and one with built-in wardrobes; family bathroom. The property benefits from parking for several cars on the driveway and in front of the garage; front and rear gardens, the latter being fully enclosed with good-sized area of lawn and patio areas. A short walk from Bognor Regis town centre with its shops, amenities, schools, mainline train station, bus links, beach and seafront. Tenure - freehold. EPC - E. Council Tax Band - E.

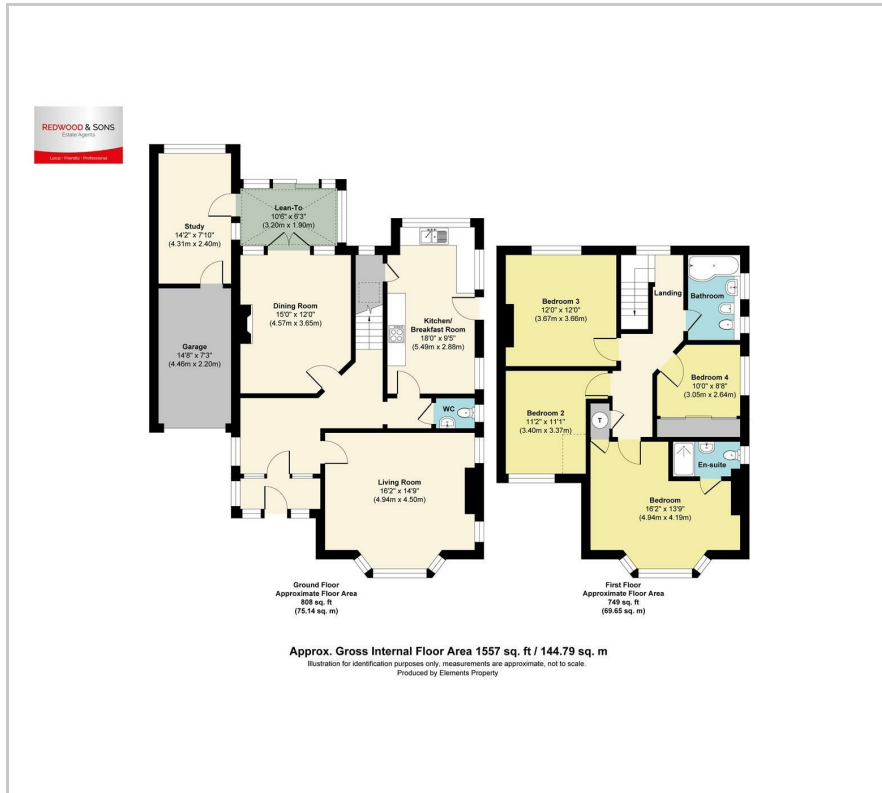
- No chain - detached family home
- 4 bedrooms
- Kitchen / breakfast room
- Dining room
- Living room
- Study
- Lean-to
- Family bathroom & ensuite shower room
- Garage, parking & gardens
- Close to central Bognor Regis, schools, shops, amenities, train station, beach & seafront

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



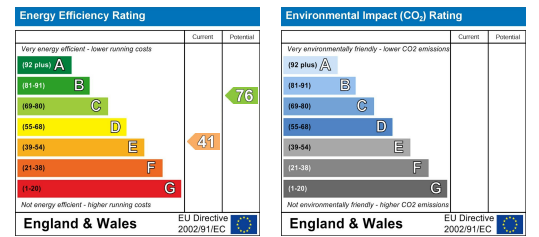
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>